

Budget Template
Fishhawk III Community Development District
General Fund
Fiscal Year 2010/2011

	Chart of Accounts Classification	Budget for 2010/2011
8	REVENUES	
9		
10	Special Assessments	
11	Assessments - Off Roll	373,000
12	Assessments - Tax Roll	0
13		
14	Contributions from Private Sources	
15	Developer Contributions	0
16		
17	TOTAL REVENUES	373,000
18		
19	EXPENDITURES	
20	Administrative	
23	Financial & Administrative	
24	Administrative Services	8,400
25	District Management	31,200
29	Financial Consulting Services	8,600
30	Accounting Services	18,000
31	Auditing Services	5,000
33	District Engineer	7,000
37	Public Officials Liability Insurance	5,000
38	Legal Advertising	2,500
39	Bank Fees	250
40	Dues, Licenses & Fees	175
41	Miscellaneous Fees	1,575
44	Legal Counsel	
45	District Counsel	10,000
46	Administrative Subtotal	97,700
47		
48	Field Operations	
49	Electric Utility Services	
50	Utility - Irrigation & Landscape Lighting	12,000
51	Utility - Recreation Facilities	24,000
52	Street Lights	14,400
53	Gas Utility Services	
55	Utility - Recreation Facilities	500
56	Garbage/Solid Waste Control	
57	Garbage - Recreation Facility	3,000
59	Water - Sewer Combination Services	
61	Utility - Recreation Facility	3,600
65	Stormwater Control	
69	Mitigation Area Monitoring & Maintenance	7,500
72	Lake/Pond Repair	7,500
75	Other Physical Environment	
80	General Liability Insurance	12,000
83	Entry & Walls Maintenance	12,000
84	Landscape Maintenance	35,000
85	Irrigation Repairs and Maintenance	15,000
89	Miscellaneous Expense	1,500
90	Road & Street Facilities	
95	Roadway Repair & Maintenance	5,000
96	Sidewalk Repair & Maintenance	5,000
97	Street Sign Repairs & Replacement	2,500
99	Parks & Recreation	
106	Tennis Center Maintenance	12,000
107	Tennis Center Telephone, Fax, Internet	6,000
110	Tennis Center Office Supplies	3,500
111	Tennis Center Facility Janitorial Service	14,400

Budget Template
Fishhawk III Community Development District
General Fund
Fiscal Year 2010/2011

	Chart of Accounts Classification	Budget for 2010/2011
114	Security System	600
118	Tennis Center Miscellaneous Expense	5,000
122	Boardwalk Maintenance	2,500
124	Law Enforcement	
125	Off Duty Deputy Services	10,000
126	Security Operations	
127	Employee - Salaries	45,000
139	Contingency	
140	Miscellaneous contingency	15,800
141	Capital Reserves	0
142	Capital Improvements	0
143	Field Operations Subtotal	275,300
144		
145	Contingency for TRIM notice	
146		
147	TOTAL EXPENDITURES	373,000
148		
149	Balance Forward from Prior Year	
150		
151	EXCESS OF REVENUES OVER EXPENDITURES	0

**FISHHAWK III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2010/2011 PROPOSED OPERATIONS AND MAINTENANCE TABLE
Based on Unplatted Lots Contributing to Admin and Non Recreation Expenses**

Budget Category	Expense	Adjustments	Net Expense
Admin Budget	\$ 97,700.00		\$ 97,700.00
Non Rec Field Budget	\$ 188,500.00		\$ 188,500.00
Recreation Budget	\$ 59,800.00		\$ 59,800.00
Mitigation/Mont/Ins	\$ 27,000.00		\$ 27,000.00
Total Budget	\$ 373,000.00		\$ 373,000.00
County Collection Costs			
Total	\$ 373,000.00		\$ 373,000.00

Administration Budget						
Product Type	EAU Factor	# of Units	Total EAU's	Admin Assessments	Annual Per Unit	
Single Family	1	729	729	\$ 97,700.00	\$	134
Total		729	729	\$ 97,700.00		

Non Recreation Field Budget						
Product Type	EAU Factor	# of Units	Total EAU's	Non Rec Assessments	Annual Per Unit	
Single Family	1	729	729	\$ 188,500.00	\$	259
Total		729	0 729	\$ 188,500.00		

Recreation Budget - Phase 1 A & B(126 platted and 129 anticipated platted lots)						
Product Type	EAU Factor	# of Units	Total EAU's	Field Assessments	Annual Per Unit	
Single Family	1	255	255	\$ 59,800.00	\$	235

Mitigation/Monitoring/Insurance Budget						
Product Type	EAU Factor	# of Units	Total EAU's	Mit/Mont/Ins Assessments	Annual Per Unit	
Single Family	1	729	729	\$ 27,000.00	\$	37
Total		729	729	\$ 27,000.00		

Total Assessments Phase 1 A (126 Platted Lots Only)								
Product Type	Admin	Non Rec.	Rec	Mit/Mont Ins	Total w/o Collection	Collection Cost	Collection Cost	Total Assessments
Single Family	\$ 134	\$ 259	\$ 235	\$ 37	\$ 664			\$ 664
Total	\$ 16,886	\$ 32,580	\$ 29,548	\$ 4,667	\$ 83,682			\$ 83,682

Notes: It has been determined that all land within the District benefits from the existence of the District and will be assessed for the Administration, Mitigation and Monitoring, along with the Liability Insurance portions of the District's Operating Budget. The land will be assessed an equal share per platted lot/unit and or equal share per acre for unplatted lands for those Budgeted Categories. In addition all land may benefit from the non-recreation based improvements indirectly, while the platted lots have direct benefit from those improvements. The platted lots also receive benefit from the recreation improvements. There are currently 126 platted lots in phase 1A and there may be 129 platted lots in phase 1B. With only the platted lots in phase 1A actually being assessed for the non recreation improvements, the remaining dollars totalling \$155,920 will be the basis for a portion of the Developer funding agreement. All potential platted lots in both 1A and 1B were used to determine the level of assessment for the recreation based improvements. While the lots in 1A will actually be assessed, the prorata share for phase 1B will be used as the basis for a portion of the Developer Funding Agreement in the amount of \$30,252.00. The components that make up the Developer Funding Agreement will be \$186,172. As described above all lots/units are assessed and equal share of the assessed an equal share of the various line items noted above. The assessments against the unplatted land will be based on an equal per share per acre. Calculations depicting the assessments are contained on page 2 while the calculations for the Developer Funding Agreement are located on page 3. The assessment methodology used above is only relevant for the Fiscal Year 2010/2011 and will be subject to change in subsequent fiscal years depending on the growth and development within the District.

**Fishhawk III Community Development District
Unplatted Lot Billing Calculations
Fiscal Year 2010/2011 Proposed Operations and Maintenance Assessments**

Category	Total		126 Balance	
Admin Budget	\$ 97,700.00	\$ 16,886.00	\$ 80,814.00	
Mitigation/Mont/Insurance	\$27,000	\$ 4,667.00	\$ 22,333.00	
Total	\$ 124,700.00	\$ 21,553.00	\$ 103,147.00	

Note: \$103,147.00 will be billed by way of direct bill as an assessment to the Landowner/Developer

**Fishhawk III Community Development District
 Developer Funding Agreement Calculations
 Fiscal Year 2010/2011 Proposed Operations and Maintenance Budget**

Category	Total	126 Lots	Funding Agreement
Non Rec field	\$ 188,500.00	\$ 32,580.00	\$ 155,920.00
Recreation	\$ 59,800.00	\$ 29,548.00	\$ 30,252.00
Total	\$ 248,300.00	\$ 62,128.00	\$ 186,172.00

Note: The amount listed in the funding agreement total will be the basis for an agreement between the District and Developer to provide funds up to \$186,172.00, if necessary, for the District to maintain its improvements next fiscal year.

FISHHAWK
COMMUNITY DEVELOPMENT DISTRICT III

General Fund Budget Account Category Description

Fiscal Year 2010 - 2011

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Use of the descriptions contained herein are intended for general reference.

REVENUES:

Operations & Maintenance Assessments

The District levies Non-Ad Valorem Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second is for lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Funding Agreement

The District may enter into funding agreements to provide for a source of revenue for certain expenditures.

Developer Contribution

The District may, similar to a funding agreement, receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Facility Rental

The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

Event Rental

The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Interlocal Agreement

The District may enter into interlocal agreements with other governmental entities to provide for revenue for certain expenditures.

Miscellaneous

The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

ADMINISTRATIVE

Legislative

Supervisor Fees

The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Financial and Administrative

District Manager

The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day administrative needs. The cost to maintain the minutes of all Board meetings, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

Administrative Services

The District will incur expenditures for the day to today operation of District matters. These items include but are not limited to mailing and preparation of agenda packages, overnight deliveries, facsimiles and long distance phone calls. Also, each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8). Finally, this line item also includes a cost for the storage of all the District's official records, supplies and files.

District Engineer

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report

The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees

The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Financial Advisory

The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses. Also, additional financial advisory services include, but are not limited to responding to bondholder questions, prepayment analysis, long term pay-offs and true-up analysis. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties. Finally, the District may contract for the investment of various funds prior to the need to expend, to maximize the potential earnings on those funds.

Accounting Services

The District has contracted for maintenance of accounting records. These services include, but are not limited to accounts payable, accounts receivable and preparation of financial reports for the district.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation

The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based

on statutory guidelines

Bank Fees

The District will incur bank service charges during the year.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs, along with other items which may require licenses or permits, etc.

Miscellaneous

The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year, as relates to administration related items, such as telephones, computers, desks, file cabinets, etc.

Computer Software Upgrades

The District will incur expenses related to its computer software needs for accounting, etc. This includes licensing fees etc., from software providers.

Website Development and Maintenance

The District may incur fees as they relate to the development and ongoing maintenance of its own website.

Legal Counsel

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

FIELD OPERATIONS

Electric Utilities

Electric Utility Services

The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Electric Service-Recreation Facility

The District may budget separately for its recreation and or amenity electric separately.

Street Lights

The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Gas Utility Service

Gas-Recreation Facility

The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage/Solid Waste Control

Garbage Collection-Recreation Facility

The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee

The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Combination Services

Water Utility Services

The District will incur water/sewer utility expenditures related to district operations.

Water-Reclaimed

The District may incur expenses related to the use of reclaimed water for irrigation.

Water-Recreation Facility

The District may incur water and sewer charges for its recreation facilities

Water-Pool

The District may incur charges for water for its pool if metered separately.

Stormwater Control

Fountain Service Repairs & Maintenance

The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance

The District may incur expenditures to maintain lake banks, etc for the ponds and lakes within the Districts boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Aquatic Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Mitigation Monitoring & Maintenance

The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Lake/Pond Repair

Expense related to repair and maintenance for inlet pipes, outfalls and weir structures for the storm water drainage system.

Aquatic Plant Replacement

The expenses related to replacing beneficial aquatic plants, that may or may not have been required by other governmental entities.

Other Physical Environment

Employee-Salaries

The District may incur salary expenses for a field manager of site superintendent who oversees daily activity within the field operations of the District's facilities.

Employee-P/R Taxes

This is the employer's portion of employment taxes such as FICA etc.

Employee-Workers' Comp

Fees related to obtaining workers compensation insurance.

Employee-Health Insurance

Expenses related to providing health insurance coverage if the District elects to offer same.

General Liability Insurance

The District will incur fees to insure items owned by the District for its general liability needs

Property Casualty Insurance

The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance

The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance

The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs.

Irrigation Repairs & Maintenance

The District will incur expenditures related to the maintenance of the irrigation systems.

Clock Maintenance Contract

Expenses incurred for such things as entry clocks if they exist.

Landscape Replacement

Expenditures related to replacement of turf, trees, shrubs etc.

Miscellaneous Fees

The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Capital Improvements

The District may incur expenses, for various projects as they relate to public improvements.

Road & Street Facilities

Gate Phone

The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street Sweeping

The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Maintenance

Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Roadway Repair & Maintenance

Expenses related to the repair and maintenance of roadways owned by the District if any.

Sidewalk Repair & Maintenance

Expenses related to sidewalks located in the right of way of streets the District may own if any.

Miscellaneous Maintenance

Expenses which may not fit into any defined category in this section of the budget.

Parks & Recreation

Employees-Salaries

The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees P/R Taxes

Expenses related to an employers portion of payroll taxes such as FICA, etc.

Employee-Workers' Comp

Expenses related to Workers' Comp Insurance

Employees-Health Insurance

Expenses related to health insurance coverage for employees if the District elects to over same.

Management Contract

The District may contract with a firm to provide for the oversight of its recreation facilities.

Clubhouse Facility Maintenance

The District may incur expenses to maintain its recreation facilities

Clubhouse Telephone, Fax, Internet

The District may incur telephone, fax and internet expenses related to the recreational facilities.

Clubhouse Facility Landscaping

The District may wish to budget separately for this item from its other landscaping needs.

Clubhouse Office Supplies

The District may have an office in its facilities which require various office related supplies.

Clubhouse Facility Janitorial Service

Expenses related to the cleaning of the facility and related supplies.

Clubhouse Facility Irrigation

The District may wish to budget separately for this item from its other irrigation needs.

Pool/Water Park/Fountain Repairs and Maintenance

Expenses related to the repair and maintenance of swimming pools and other water features to include service contracts, repair and replacement

Security System

The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous

Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs

Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance

Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Capital Improvements

Expenditures related to the purchase of equipment or physical assets for the recreation facilities.

Law Enforcement

Off Duty Deputy Services

The District may wish to contract with the local police agency to provide security for the District

Security Operations

Security Contract

The District may incur expenses for providing security at entries, neighborhood patrols etc.

Guard & Gate Facility Maintenance

The District may choose to have its entry gates manned with personnel. Also, any ongoing gate repairs and maintenance would be included in this line item.

Special Events

Special Events

Expenses related to functions such as holiday events for the public enjoyment

Contingency

Capital Reserve

Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.